



Agenda for Meeting 18-2015

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

Anne Goodman	Charles Littlefield
David Hill	Gail Sherman
Jack Leiderman	John Tyner, II

Wednesday, October 14, 2015
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. PUBIC HEARING

Bikeways Master Plan Update - The Planning Commission will hear testimony from residents on the draft Bikeway Master Plan. This is the second public hearing on the draft Bikeway Master Plan (the first was held on April 9, 2014), and staff has made residents aware of the proposed edits to the draft Plan through emails to neighborhood groups, Rockville Reports, Channel 11, the city's website, a public open house, and other outlets. Written testimony is still being accepted, and no final date has been established for closing the public record. Senior Transportation Planner/Bicycle and Pedestrian Coordinator: Kevin Belanger, 240-314-8509.

II. REVIEW and ACTION

- A. **Final Record Plat PLT2016-00543, Eastern Diversified Properties** - A Final Record Plat Application for the recordation of an existing 1.16 acre property located at 712 Rockville Pike as Lot 11 in the Haymond's Addition to Rockville subdivision. The property is located in the MXCD, Mixed-Use Corridor District Zone. Planner: Margaret Hall, 240-314-8226.

- B. **Site Plan Application STP2009-00008**, Avalon Bay Communities, Inc. - A level 2 site plan application to construct a 238-unit multiple family building on 4 acres of land at 12720 Twinbrook Parkway. The property is zoned MXB (Mixed-Use Business). Planner: Brian Wilson, 240-314-8227. Exhibits: 4-6 | 7 | 8 | 9-10 | 11 | 12
- C. **Mandatory Referral STP2016-00264**, Montgomery County Public Schools - a proposal to construct a new elementary school, and associated site improvements, on the property located at 332 West Edmonston Drive (Richard Montgomery Elementary School #5). Planner: Cas Chasten, 240-314-8223. Exhibits: 5 | 6-8 | 9-10 | 11-12

III. COMMISSION ITEMS

- A. **Report on Adequate Public Facility Standards for Schools and Development Applications**
- B. Staff Liaison Report
- C. Old Business
- D. New Business
- E. Minutes
- F. FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

October 28, 2015
November 18, 2015
December 2, 2015

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
There were no applications filed since September 30, 2015:

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.